

421

NR 601

P.422-459  
3-24-09

# CITY of GULFPORT

**BRENT WARR**  
*Mayor*

**Gary Hollimon**  
*Councilman, Ward One*

**Libby Milner-Roland**  
*Councilwoman, Ward Two*

**Ella Holmes-Hines**  
*Councilwoman, Ward Three*



*Mayor-Council Form of Government*

P.O. BOX 1780  
GULFPORT, MISSISSIPPI 39502-1780  
TELEPHONE: (228) 868-5848

**Jackie Smith**  
*Councilman, Ward Four*

**Brian Carriere**  
*Councilman, Ward Five*

**Neil Resh**  
*Councilman, Ward Six*

**Barbara Nalley**  
*Councilwoman, Ward Seven*

## NOTICE

Special Meeting  
March 24, 2009  
4:30 P.M.  
Design Trailer  
1401 20<sup>th</sup> Avenue

1. Resolution – accepting the Master Plan Draft as a concept and design for development of Municipal Properties at the former Veterans Administration Medical Hospital Campus, south parcel and Veterans Administration Medical Hospital, north parcel properties and adjoining areas – tabled at the March 17<sup>th</sup> Council Meeting.
2. Change order #4 – to the contract for City Hall Renovations – also approval of budget amendments.

## AGENDA ADJUSTMENT:

Add item #3 – Budget Amendment – to budget expenditures related to City Hall Renovations.

- a. Furniture
- b. Window Treatments
- c. Council Chamber Chairs

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Councilmember Carriere made a motion to bring the following Resolution accepting the Master Plan Draft proposed by Duany Plater-Zyberk & Company, LLC as a concept and design for development of municipal properties at the former Veterans Administration Medical Hospital Campus - South Parcel and Veterans Administration Medical Hospital - North Parcel Properties and adjoining areas. The motion was duly seconded by Councilmember Smith and put to the following vote:

<u>YEAS:</u>	<u>ABSENT:</u>	<u>NAYS:</u>
Hollimon	Resh	None
Roland	Nalley	
Holmes-Hines		
Smith		
Carriere		

Whereupon the President declared the motion carried.

Councilmember Carriere moved to open the item for discussion. The motion was duly seconded by Councilmember Hollimon and put to the following vote:

<u>YEAS:</u>	<u>ABSENT:</u>	<u>NAYS:</u>
Hollimon	Resh	None
Roland	Nalley	
Holmes-Hines		
Smith		
Carriere		

Whereupon the President declared the motion carried.

There came on for consideration at a duly constituted meeting of the Mayor and Members of the City Council of the City of Gulfport, Mississippi, held on the 24<sup>th</sup> day of March, 2009, the following Resolution:

**A RESOLUTION BY THE GULFPORT CITY COUNCIL ACCEPTING THE MASTER PLAN DRAFT PROPOSED BY DUANY PLATER-ZYBERK & COMPANY, LLC AS A CONCEPT AND DESIGN FOR DEVELOPMENT OF MUNICIPAL PROPERTIES AT THE FORMER VETERANS ADMINISTRATION MEDICAL HOSPITAL CAMPUS - SOUTH PARCEL AND VETERANS ADMINISTRATION MEDICAL HOSPITAL - NORTH PARCEL PROPERTIES AND ADJOINING AREAS**

WHEREAS, the City of Gulfport, Mississippi became vested with ownership and possession of 37.90 acres, more or less, of land and improvements thereon generally located on the north side of East Railroad Street, west of Texas Avenue, East of Oak Avenue, and South of 29<sup>th</sup> Street within the First Judicial District of Harrison County, Mississippi (formerly or often referred to as the "Veterans Administration Medical Hospital - North Parcel"), by Corrected Quitclaim Deed dated February 26, 2009, recorded in the Land Deed Records of Harrison County, Mississippi on March 5, 2009, as Instrument No. 2009 1549D-J1 (comprising fifty-four (54) pages) and as generally set out or described in the Boundary Survey with Revised Property Description completed by BFM Corporation, L.L.C./John S. Teegarden, P.L.S. on January 22, 2007, and revised on December 1, 2008, and "Corrected Legal Description," collectively attached hereto as Exhibit "A," as well as became vested with ownership and possession of 48.06 acres, more or less, of land and improvements thereon on the south side of Railroad Street, west of Texas Avenue, East of Hewes Avenue, and north of U. S. Highway 90 within the First Judicial District of Harrison County, Mississippi (formerly or often referred to as the "Veterans Administration Medical Hospital Campus - South Parcel"), by Quitclaim Deed dated February 26, 2009, recorded in the Land Deed Records of Harrison County, Mississippi on March 5, 2009, as Instrument No. 2009 1548D-J1 (comprising one-hundred and seventy (170) pages) and as generally set out or described in the Boundary Survey with Revised Property Description completed by BFM Corporation, L.L.C./John S. Teegarden, P.L.S. on January 18, 2007, and revised on December 15, 2008, and "Corrected Legal Description," collectively attached hereto as Exhibit "B" (herein collectively "City Properties");

WHEREAS, prior to such conveyances, the United States Veterans Administration operated and maintained a hospital or medical center and facilities ancillary thereto on both tracts of properties or land areas; and

WHEREAS, the buildings, structures, and other improvements comprising the Gulfport Veterans Administration Hospital/Medical Center - South and North Parcels and such ancillary facilities were extensively damaged and some of these altogether destroyed on August 29, 2005, by the catastrophic effects of wind and flooding storm

surge of Hurricane Katrina; and

WHEREAS, following the aftermath of Hurricane Katrina and the demolition, clearing, and cleaning of the properties and improvements thereon as a result of this storm, and the conveyance of the properties to the City of Gulfport, there now exists areas on the City Properties that are undeveloped or are in a position to be developed and such City Properties, or parts thereof, are in a desirable location of the City for revitalization supported by public and/or private commercial development; and development of said properties for the benefit of the citizens in Gulfport and in a manner that will promote redevelopment, restoration, and preservation of the City of Gulfport and economic development for Gulfport's revitalization efforts from the impact of Hurricane Katrina; and in a manner to prevent said areas from adverse development or from lack of development that will become a blight on the areas are vital concerns and interests of the Governing Authority; and

WHEREAS, Duany Plater-Zyberk & Company, LLC ("DPZ"), renowned urban development planning consultants, were previously contracted by the City of Gulfport to design and develop a plan for use as a conceptual guide and theme for prime development of the developable and/or undeveloped areas of these City Properties that best fits and promotes Gulfport and its resources; and DPZ has developed a plan with input received from public presentations of its preliminary plans, and the Governing Authority is of the opinion that the DPZ site master plan in its current form, a copy of which is attached hereto as Exhibit "C," contains a workable vision, theme, and design for use and development of the areas on such City Properties, and that said site plan should be accepted by the City for use as a conceptual guide for proposals for development of the undeveloped or otherwise developable City lands or properties.

**NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF GULFPORT, MISSISSIPPI, AS FOLLOWS:**

**SECTION 1.** That the matters, facts, and things recited in the Preamble hereto are hereby adopted as the official findings of the Governing Authority.

**SECTION 2.** That the Governing Authority of the City of Gulfport, Mississippi, hereby accepts the Site Master Plan in draft form prepared by Duany Plater-Zyberk & Company, LLC for the developable and/or undeveloped portions of the 85.96 acres, more or less, of City land generally set forth or described in the surveys and corrected legal descriptions attached hereto as Exhibit "A" and Exhibit "B" and generally and/or formerly referred to as the "Veterans

Administration Medical Hospital - North Parcel” and “Veterans Administration Medical Hospital Campus – South Parcel,” as contained or referenced in the plan attached hereto as Exhibit “C,” and approves the plan in principal as a conceptual design, theme, and site plan guide for development proposals to develop such City properties.

**SECTION 3.** That this Resolution shall be in effect immediately upon its passage and enactment according to law and shall be spread upon the minutes of the Gulfport City Council.

The above and foregoing Resolution, after having been first reduced to writing and read by the Clerk, was introduced by Councilmember Carriere, seconded by Councilmember Smith, and was adopted by the following roll call vote:

<u><b>AYES</b></u>	<u><b>NAYS</b></u>	<u><b>ABSENT</b></u>
<b>Hollimon</b>	<b>None</b>	<b>Nalley</b>
<b>Roland</b>		
<b>Holmes-Hines</b>		
<b>Smith</b>		
<b>Carriere</b>		
<b>Resh</b>		

WHEREUPON, the President declared the motion carried and the Resolution adopted, this the 24<sup>th</sup> day of March, 2009.

(SEAL)

**ATTEST:**

**ADOPTED:**

\_\_\_\_\_  
**CLERK OF THE COUNCIL**

\_\_\_\_\_  
**PRESIDENT**

The above and foregoing Resolution submitted to and approved by the Mayor, this the 25<sup>th</sup> day of March, 2009.

\_\_\_\_\_  
**MAYOR**

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EXHIBIT COMPOSITE "A"

**CORRECTED LEGAL DESCRIPTION**

(as per Boundary Survey Completed by BFM Corporation, L.L.C./John S. Teegarden, P.L.S. on January 22, 2007, as revised on December 1, 2008)

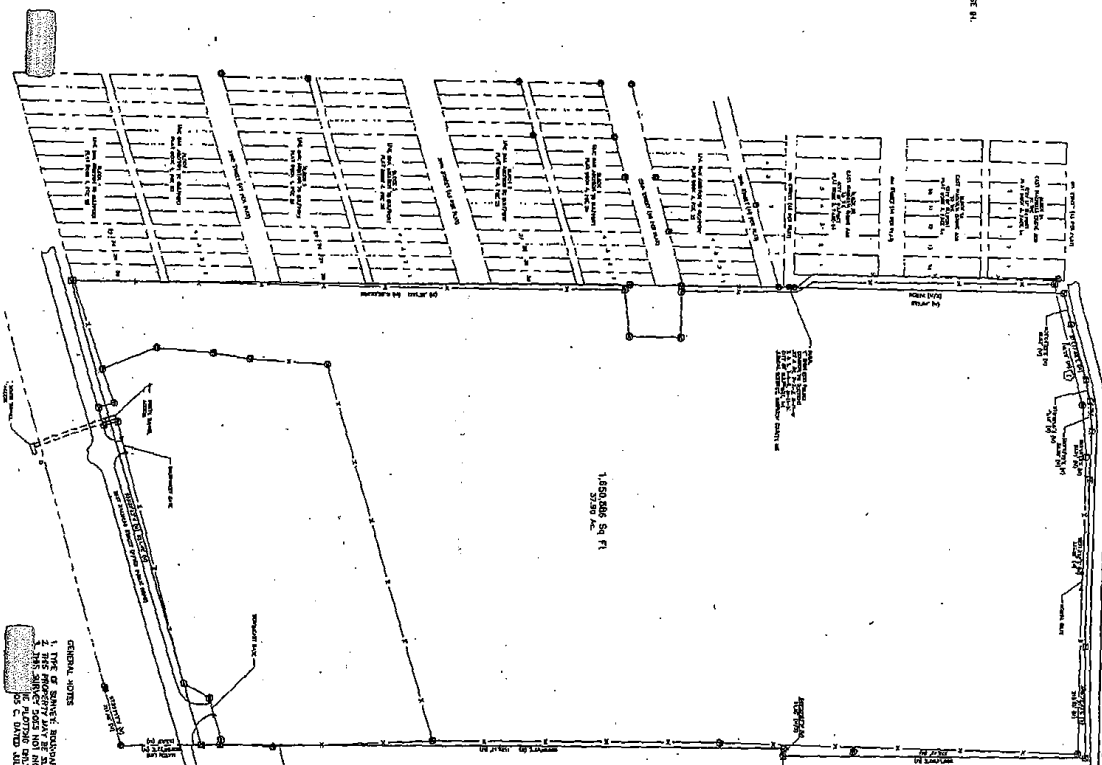
Commencing from a 1" iron rod found, beginning the point common to sections 35 & 36 Township 7 South, Range 11 West & Sections 2 & 1 Township 8 South, Range 11 West, located within the City of Gulfport, First Judicial District, Harrison County, Mississippi, more particularly described as the Southwest corner of Section 36, Township 7 South, Range 11 West, said point being the Southeast corner of East Magnolia Grove addition to the City of Gulfport, recorded in Plat Book 3, Page 94, also being the Point of Beginning; thence North, long the East side of said boundary, a distance of 527.06', to a C.M.S., concrete monument set, on the Southern margin of 6<sup>th</sup> Street; thence N76° 04' 55"E, along said Southern margin a distance of 61.92', to a C.M.S., concrete monument set; thence N74° 11' 48"E, along said margin, distance of 110.59', to a C.M.S., concrete monument set; thence N78° 10' 06"E, along said margin, distance of 41.18', to a C.M.S., concrete monument set; thence N85° 43' 19"E, along said margin, a distance of 59.23', to a C.M.S., concrete monument set; thence S88° 40' 13"E, along said margin, a distance of 97.51', to a C.M.S., concrete monument set; thence S89° 13' 26"E, along said margin, a distance of 329.16', to a C.M.S., concrete monument set; thence N89° 27' 47"E, along said margin, a distance of 218.15' to a C.M.S., concrete monument set on the West boundary of East Park Subdivision, recorded in Plat Book 19, Page 29; thence S00° 14' 00"E, along said boundary, a distance of 578.40', to a C.M.S., concrete monument set, on the apparent South line of Section 36, Township 7 South, Range 11 West; thence S89° 52' 58"W, along the said south line of said section, a distance of 14.50', to a C.M.S., concrete monument set; thence S00° 05' 07"E, a distance of 1132.89, to a C.M.S., concrete monument set, on the Northern margin of East Railroad Street; thence S73° 39' 20"W, along said margin, a distance of 924.42', to a C.M.S., concrete monument set, on the East boundary of Live Oak Addition to Gulfport, recorded in Plat Book 4, Page 25; thence N00° 32' 26"W, along said East boundary, a distance of 1391.26', to the Point of Beginning.

Said Property containing 37.90 acres, more or less.



SOUTHWEST QUARTER OF THE  
SOUTHWEST QUARTER, SECTION 36, T-7-S., R-11-W &  
THE WEST HALF OF REGULAR SECTION 1,  
TOWNSHIP 6 SOUTH, RANGE 11 WEST,  
CITY OF GULFPORT, 1ST AERIAL DISTRICT,  
HARRISON COUNTY, MISSISSIPPI.

- [illegible]



### GENERAL NOTE

1. TYPE OF SURVEY: BOUNDARY SURVEY
2. THIS PROPERTY MAY BE SUBJECT TO
3. THIS SURVEY DOES NOT INCLUDE THE
4. THE PLOTTING ONLY, THE SURVEY
5. C. DATED JULY 4, 1990.

NORTH BY G.P.S. OBSERVATION  
N.A.D.83 MISSISSIPPI EAST

**LEGEND**

PRIDE CORNER  
CALLS CONCRETE WORKOUT SE  
PRIDE

[illegible][illegible]

V.A. CAMPUS  
CITY OF GULFPORT  
HARRISON COUNTY, MISSISSIPPI  
SECTION 38, TOWNSHIP 7 SOUTH, RANGE 11 WEST  
SECTION 1, TOWNSHIP 8 SOUTH, RANGE 11 WEST

**BFA**  
CORPORATION, LLC  
Professional Land Surveyors  
800 HOLCOMB BLVD.  
Yonkers, New York 10590  
(212) 335-8807  
Fax No. (212) 633-1054  
AECOM COMPANY, INC. 2000007000000000



*[Signature]*  
REGISTERED PROFESSIONAL LAND SURVEYOR

DATE	1/22/07	DATE	1/22/07
TIME	1:00 PM	TIME	1:00 PM
LOCATION	10000 ROAD TO INTERVIEW & MEETING W/ HUSBY TO THE PROPERTY TO DISCUSS THE PERMITS	LOCATION	10000 ROAD TO INTERVIEW & MEETING W/ HUSBY TO THE PROPERTY TO DISCUSS THE PERMITS
PROJECT	1	PROJECT	1

EXHIBIT COMPOSITE "A"**CORRECTED LEGAL DESCRIPTION**

(as per Boundary Survey Completed by BFM Corporation, L.L.C./John S. Teegarden, P.L.S. on January 18, 2007, and revised on December 15, 2008)

COMMENCING FROM A 1" IRON ROD FOUND, BEGINNING THE POINT COMMON TO SECTIONS 35 & 36 TOWNSHIP 7 SOUTH, RANGE 11 WEST & SECTIONS 2 & 1 TOWNSHIP 8 SOUTH, RANGE 11 WEST, LOCATED WITHIN THE CITY OF GULFPORT, FIRST JUDICIAL DISTRICT, HARRISON COUNTY, MISSISSIPPI, MORE PARTICULARLY DESCRIBED AS THE NORTHWEST CORNER OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 11 WEST; THENCE EAST, A DISTANCE OF 793.12', TO A POINT; THENCE SOUTH, A DISTANCE OF 1316.65', TO A 3" FENCE CORNER ON THE SOUTHERN MARGIN OF THE NOW C.S.X. TRANSPORTATION RAILROAD RIGHT OF WAY, A.K.A. LOUISVILLE AND NASHVILLE RAILROAD, SAID POINT BEING THE (P.O.B.) POINT OF BEGINNING; THENCE S00°18'17"W, A DISTANCE OF 1138.62', TO A (C.M.S.) CONCRETE MONUMENT SET, ON THE NORTHERN MARGIN OF U.S. HIGHWAY 90 MARGIN AND THE POINT OF A NON-TANGENT CURVE, TO THE LEFT, HAVING A RADIUS OF 1777.08', WITH A DELTA ANGLE OF 3°17'54", A CHORD BEARING OF S70°28'14"W AND A CHORD DISTANCE OF 102.29'; THENCE ALONG SAID CURVE AND NORTHERN MARGIN, AN ARC DISTANCE OF 102.30', TO A (C.M.S.) CONCRETE MONUMENT SET; THENCE S67°09'03"W, ALONG SAID MARGIN, A DISTANCE OF 1725.36', TO A 3" FENCE POST, ON THE EAST BOUNDARY OF GREENWOOD ADDITION TO GULFPORT, MISSISSIPPI, RECORDED ON DECEMBER 8, 1906 IN OLD PLAT BOOK 5, PAGE 190; THENCE N0°25'07"W, ALONG THE SAID EAST BOUNDARY OF GREENWOOD ADDITION, A DISTANCE OF 1337.51', TO A (C.M.S.) CONCRETE MONUMENT SET, ON THE SOUTHERN RIGHT OF WAY OF C.S.X. TRANSPORTATION RAILROAD, A.K.A. LOUISVILLE AND NASHVILLE RAILROAD; THENCE N73°28'01"E, A DISTANCE OF 1775.62', TO THE POINT OF BEGINNING.

SAID PROPERTY CONTAINING 48.06 ACRES, MORE OR LESS.





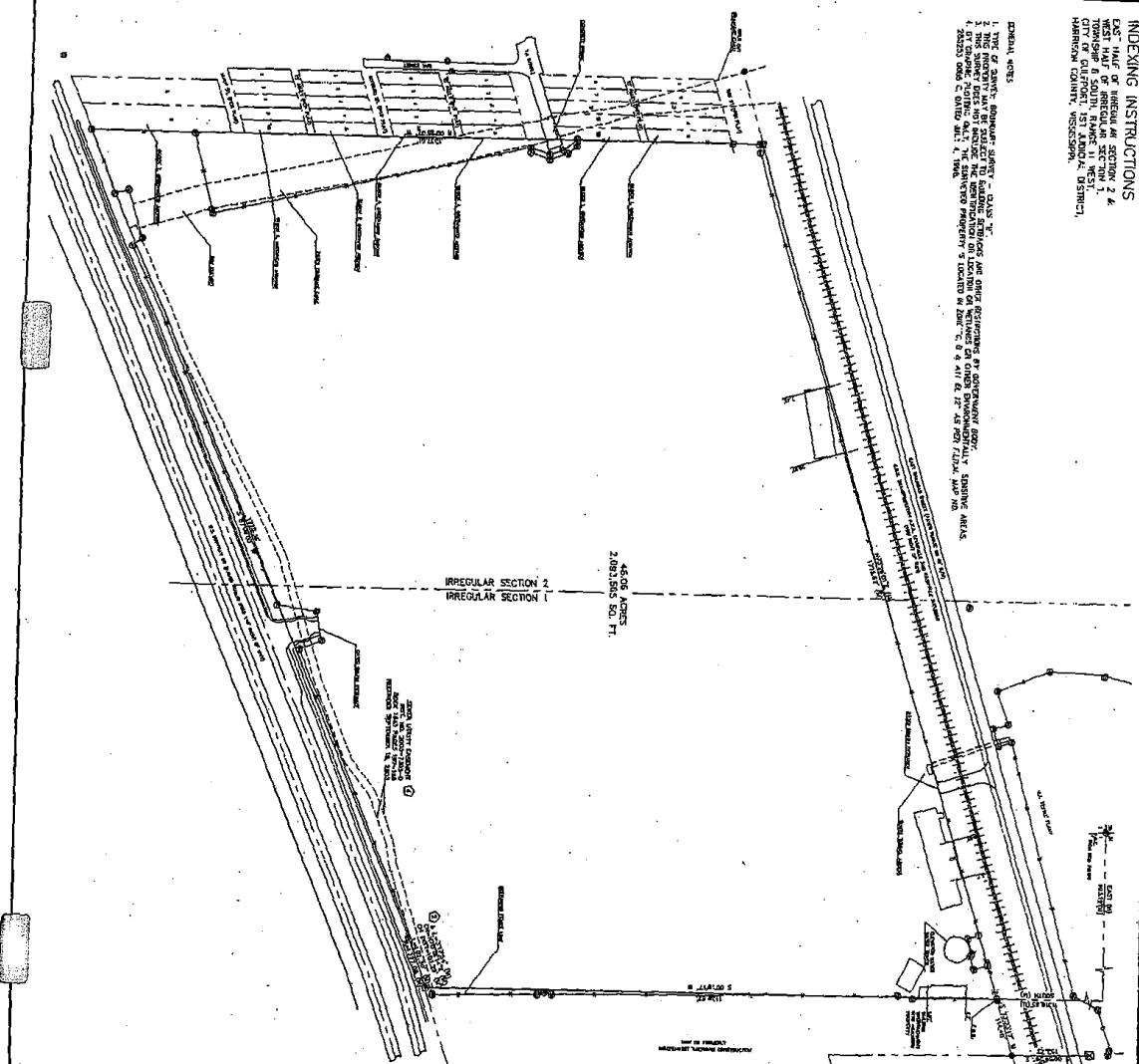
# INDEXING INSTRUCTIONS

EAST HALF OF IRREGULAR SECTION 1 & WEST HALF OF IRREGULAR SECTION 2, TOWNSHIP 7 NORTH, RANGE 11 WEST, CITY OF CLATOPUS, HARRISON COUNTY, MISSISSIPPI.

1. THIS SURVEY WAS MADE BY THE SURVEYOR, JAMES H. HARRISON, JR., IN 1912, AND WAS RECORDED IN BOOK 1, PAGE 24, OF THE CLATOPUS RECORDS.

2. THIS SURVEY WAS MADE BY THE SURVEYOR, JAMES H. HARRISON, JR., IN 1912, AND WAS RECORDED IN BOOK 1, PAGE 24, OF THE CLATOPUS RECORDS.

3. THIS SURVEY WAS MADE BY THE SURVEYOR, JAMES H. HARRISON, JR., IN 1912, AND WAS RECORDED IN BOOK 1, PAGE 24, OF THE CLATOPUS RECORDS.



**NORTH BY G.P.S. OBSERVATION**  
**NAD 83 MISSISSIPPI EAST**

1. THIS SURVEY WAS MADE BY THE SURVEYOR, JAMES H. HARRISON, JR., IN 1912, AND WAS RECORDED IN BOOK 1, PAGE 24, OF THE CLATOPUS RECORDS.

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**LEGEND**

IRON ROD FOUND  
 C.L.S. CONCRETE MONUMENT SET  
 LIMESTONE PILE / CONCRETE SETTING  
 TELEPHONE TELEGRAPH, CABLE TV  
 FENCE CORNER

**DESCRIPTION OF THE SURVEY:** The survey was made by the Surveyor, James H. Harrison, Jr., in 1912, and was recorded in Book 1, Page 24, of the Clatopus Records. The survey was made for the purpose of dividing the land into sections for the purpose of selling the same. The survey was made for the purpose of dividing the land into sections for the purpose of selling the same. The survey was made for the purpose of dividing the land into sections for the purpose of selling the same.

**CONCLUSIONS:** The survey was made by the Surveyor, James H. Harrison, Jr., in 1912, and was recorded in Book 1, Page 24, of the Clatopus Records. The survey was made for the purpose of dividing the land into sections for the purpose of selling the same. The survey was made for the purpose of dividing the land into sections for the purpose of selling the same. The survey was made for the purpose of dividing the land into sections for the purpose of selling the same.

**V.A. CAMPUS**  
**CITY OF CLATOPUS**  
**HARRISON COUNTY**  
**MISSISSIPPI**

**IRREGULAR SECTIONS 1 & 2 T-8-S, R-11-W**

**DEPARTMENT OF VETERAN'S AFFAIRS**

**BCM**  
**CORPORATION, L.L.C.**

Professional Land Surveyors  
 1000 N. 10th St., Suite 100  
 Clatopus, MS 38611  
 Phone: 662-231-1000  
 Fax: 662-231-1001  
 Email: info@bcmllc.com

**STATE OF MISSISSIPPI**  
**LAND SURVEYOR**  
**James H. Harrison, Jr.**  
**1912**

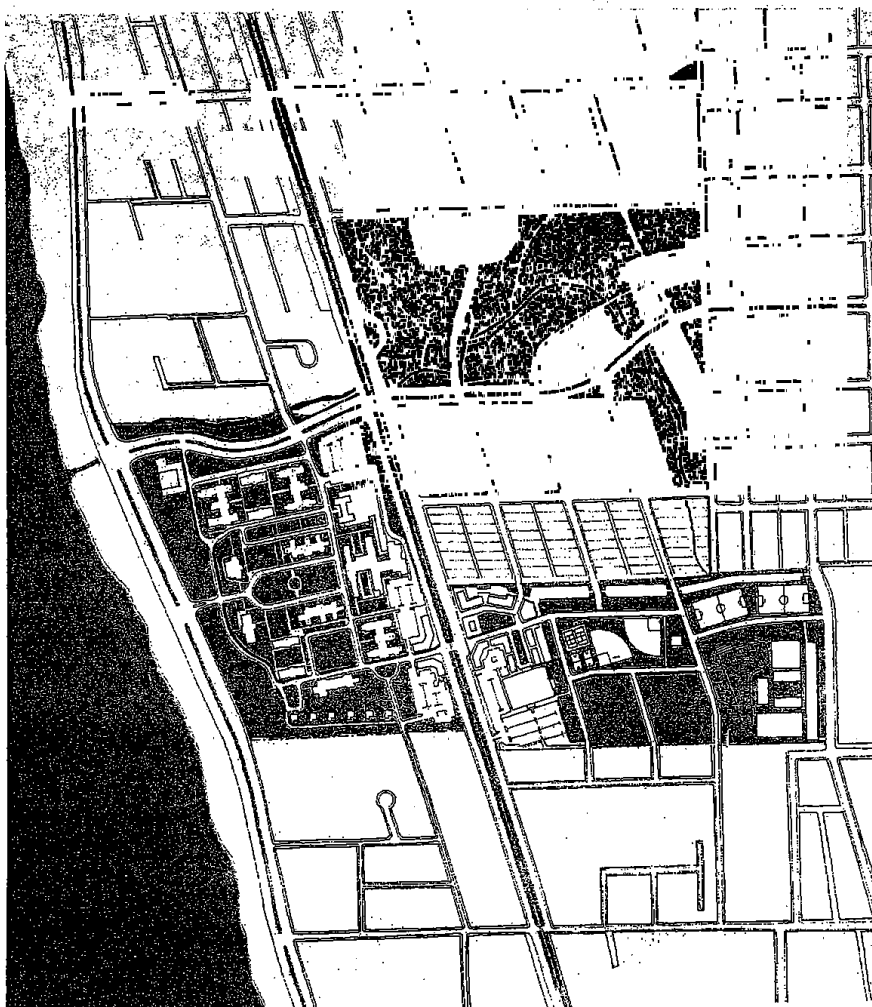




RECREATIONAL GREENWAY LOOP

The VMA campus has Master Plan Greenway provides a unique recreational experience. The loop, represented at right, allows cyclists, runners, and walkers to experience world-class ocean views, a beautifully restored VMA campus, the beauty of the neighborhood center, residential neighborhoods, and the natural beauty of the Cooper-Nathan Nature Preserve.

■ RECREATIONAL GREENWAY LOOP  
■ OPEN SPACE

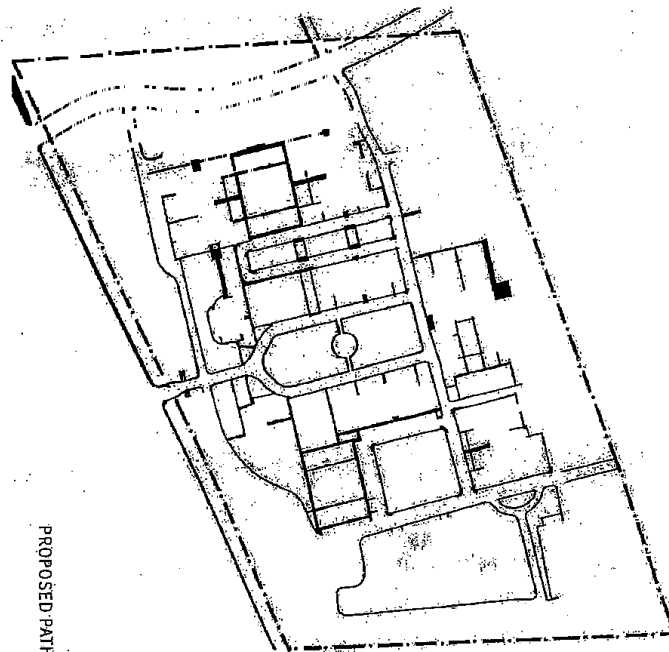


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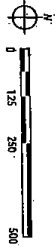
6 3085 QUART PIERCE-TRENE & COMPANY  
GULFPORT • 8722-B-03-PLAN-SECOND DRAFTING  
JANUARY 07, 2009

SECOND DRAFT

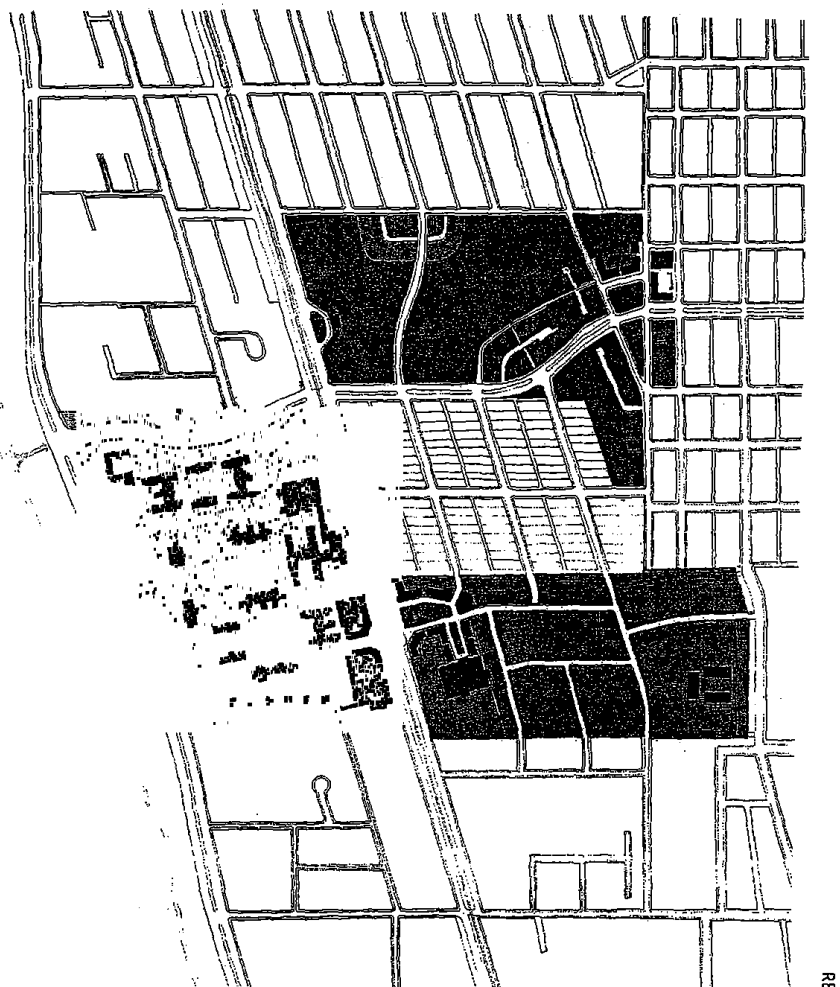
VANC MAIN PEDESTRIAN PATHS



## B2.6 PLAN



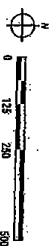
© 2009 DuPont Platten-Zement & Company  
GULFPORT • 0722-B-03-PLAN-SECOND DRAFT.IPD01 JANUARY 07, 2009



The Regulating Plan assigns the zoned zones within the Master Plan. The zoned zones impose the discipline of the distribution of lot sizes, setbacks, building types, lot coverage, building heights and building function, which allow flexibility within specific parameters. Several building types can be found in every zoned area. For example the Urban Center zoned areas may have apartments with or without retail on the ground floor, townhouses and live-work units, as well as purely commercial buildings.

### TRANSECT ZONES

- T3. Sub-Urban
- T4. General Urban
- T5. Urban Center
- C3. Civic Space Reserve
- C8. Civic Building Reserve
- SD. Special District



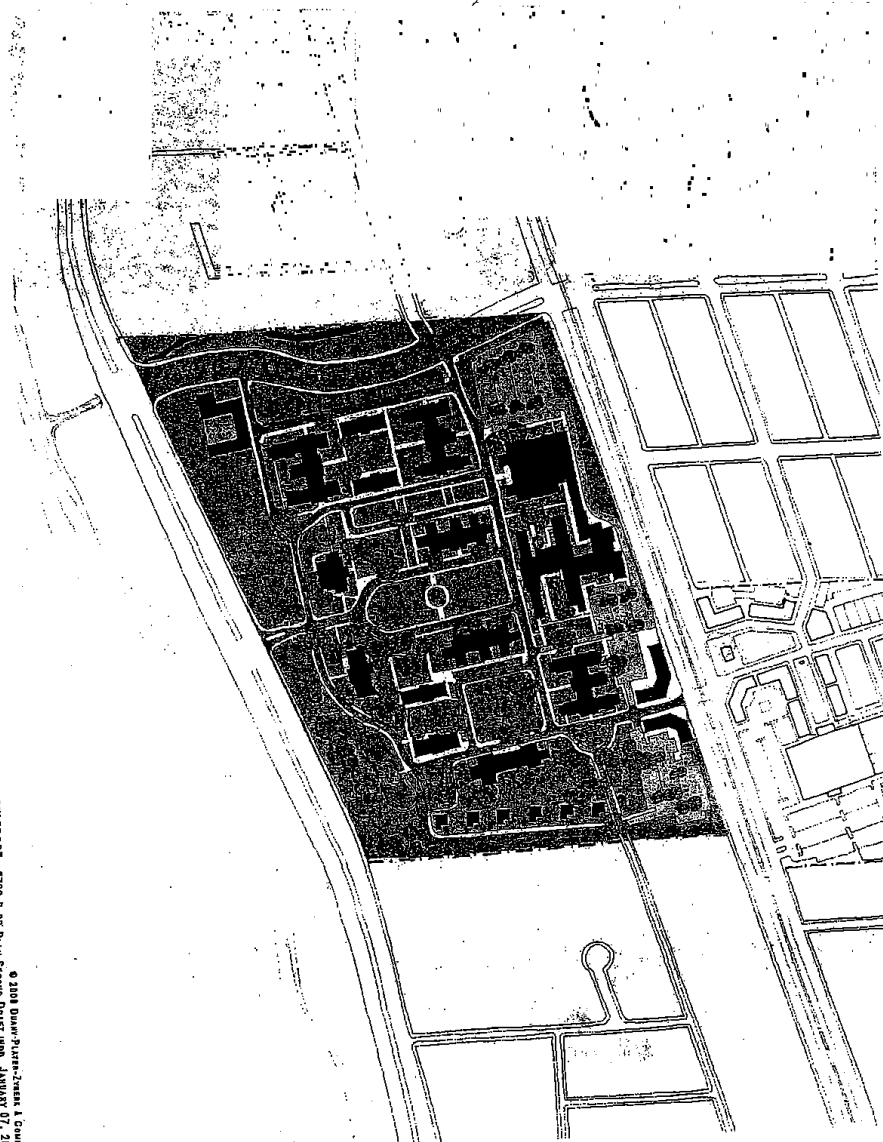
© 2009 Duany Plater-Zyberk & Company  
GULFPORT • 0722-B-03-PLM-SECOND DRAFT, JUNE JANUARY 07, 2009

# SECOND DRAFT

## VAMC CAMPUS ILLUSTRATIVE PLAN

The VAMC campus plan envisions an active mixed-use district capable of attracting nearby neighbors, greater cultural residents, and outside visitors. To achieve this vision, several new buildings with a variety of uses are proposed for this historic site. Along with new construction and redevelopment of existing buildings, the plan calls for the addition of a hotel, restaurant, conference/meeting space, retail, a mixture of residential units and recreational opportunities.

■ Existing Buildings  
■ Proposed Buildings



B2.8 PLAN





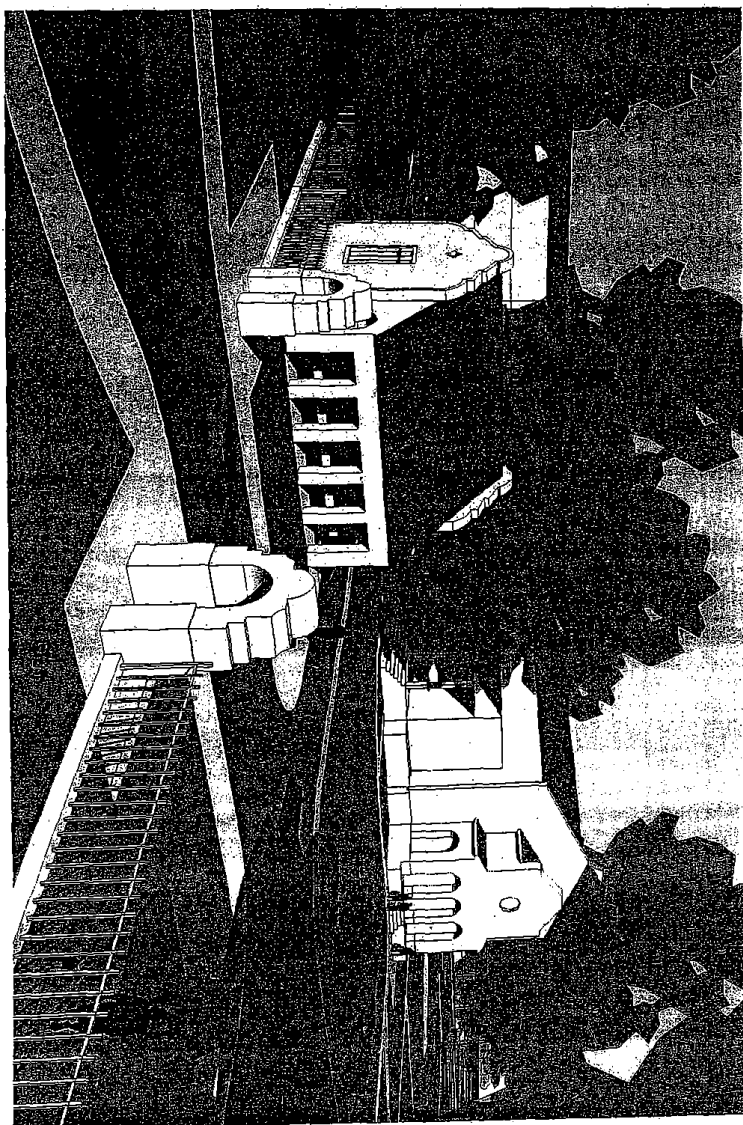
VAMC CAMPUS - CONCEPTUAL RENDERING



LOCATION MAP

The illustration at right represents the proposed reconstruction of the original Veterans Administration gate, which is located at the site's south entrance accessed from Highway 90 (Beach Boulevard).

SECOND DRAFT



B2.10 PLAN